

067.A

0004

0012.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

Total Card / Total Parcel

APPRAISED: 1,007,000 / 1,007,000
USE VALUE: 1,007,000 / 1,007,000
ASSESSED: 1,007,000 / 1,007,000
Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
43		OAK HILL DR, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: KENNEDY SCOTT WARREN	
Owner 2:	
Owner 3:	
Street 1: 43 OAK HILL DRIVE	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Own Occ: Y

PREVIOUS OWNER

Owner 1: URBAN ELKE ROSA & -
Owner 2: REARDON ROBERT J -
Street 1: 43 OAK HILL DRIVE
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .157 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1946, having primarily Aluminum Exterior and 1908 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6847		Sq. Ft.	Site		0	70.	0.91	12									437,788						437,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
101	6847.000	569,200		437,800	1,007,000	
Total Card	0.157	569,200		437,800	1,007,000	Entered Lot Size
Total Parcel	0.157	569,200		437,800	1,007,000	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	527.78	/Parcel: 527.78	Land Unit Type:

!5830!

USER DEFINED

Prior Id # 1:	129006
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT	
Date	Time
12/30/21	02:50:40
LAST REV	
Date	Time
07/26/16	08:23:14
ekelly	
5830	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
URBAN ELKE ROSA	64009-197		7/31/2014		751,000	No	No		
GIBSON JULIE &	62789-223	Sub Sale	10/16/2013		731,500	No	No		
MANFREDI DAVID,	61916-315	Change>Sale	5/31/2013		439,000	No	No		
DIGGINS JAMES F	55031-363		7/23/2010		389,900	No	No		
PALANGIO DOLCIN	49220-320		4/2/2007		360,000	No	No		
	9710-463		1/1/1901	Family		No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/9/2015	643	Solar Pa	37,700	6/9/2015				Install 29 solar p
11/6/2014	1495	Alterati	4,307					Replace 1 door.
7/25/2013	1130	Manual	9,000	C				
7/3/2013	1008	Addition	75,000	C				
4/23/1996	135	Manual	2,350					REROOF 1/2 BLDG.

ACTIVITY INFORMATION

Date	Result	By	Name
6/22/2015	Permit Insp	PC	PHIL C
5/14/2015	SQ Returned	MM	Mary M
4/23/2014	Meas/Inspect	PC	PHIL C
2/25/2014	Info Fm Prmt	EMK	Ellen K
1/8/2014	Info Fm Prmt	EMK	Ellen K

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 6 - Colonial	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 1	Total: 1	Full Bath: 3	Rating: Very Good														
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 3 - Aluminum	Sec Wall: %	A Bath:	Rating:														
Roof Struct: 1 - Gable				3/4 Bath:	Rating:														
Roof Cover: 1 - Asphalt Shgl				A 3QBth:	Rating:														
Color: LT GRAY				1/2 Bath:	Rating:														
View / Desir:				A HBth:	Rating:														
OthrFix: %				OthrFix:	Rating:														
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID											
Grade: B- - Good (-)				Kits: 1	Rating: Very Good	1st Res Grid Desc: Line 1 # Units 1													
Year Blt: 1946 Eff Yr Blt:				A Kits:	Rating:	Level FY LR DR D K FR RR BR FB HB L O													
Alt LUC: Alt %:				Fapl: 1	Rating: Very Good	Other													
Jurisdict: G15 Fact: .				WSFlue:	Rating:	Upper													
Const Mod:				CONDO INFORMATION				Lvl 2											
Lump Sum Adj:				Location:				Lvl 1											
INTERIOR INFORMATION				Total Units:				Lower											
Avg Ht/FL: STD				Floor:				Totals RM: 8 BR: 3 Baths: 3 HB											
Prim Int Wal: 1 - Drywall				% Own:				REMODELING								RES BREAKDOWN			
Sec Int Wall: %				Name:				Exterior:								No Unit RMS BRS FL			
Partition: T - Typical								Interior:								1 8 3 M			
Prim Floors: 3 - Hardwood								Additions:											
Sec Floors: %								Kitchen:											
Bsmnt Flr: 12 - Concrete								Baths:											
Subfloor:								Plumbing:											
Bsmnt Gar: 1								Electric:											
Electric: 3 - Typical								Heating:											
Insulation: 2 - Typical								General:											
Int vs Ext: S								Totals											
Heat Fuel: 2 - Gas								1 8 3											
Heat Type: 3 - Forced H/W																			
# Heat Sys: 1	% Heated: 100	% AC: 100																	
Solar HW: NO	Central Vac: NO	% Sprinkled: %																	
CALC SUMMARY								COMPARABLE SALES								SUB AREA			
Basic \$ / SQ: 130.00								Rate Parcel ID Typ Date Sale Price								Code Description Area - SQ Rate - AV Undepr Value			
Size Adj.: 1.20031440																BMT Basement 1,092 46.810 51,114			
Const Adj.: 0.99989998																FFL First Floor 1,092 156.030 170,380			
Adj \$ / SQ: 156.025																SFL Second Floor 816 156.030 127,317			
Other Features: 127170																UAT Upper Attic 204 62.410 12,732			
Grade Factor: 1.21																OSP Screen Porch 140 31.110 4,356			
NBHD Inf: 1.00000000																			
NBHD Mod:																			
LUC Factor: 1.00																			
Adj Total: 596611																			
Depreciation: 27444																			
Depreciated Total: 569167																			
MOBILE HOME				Make:				Model:				Serial #				Year:			
																Color:			
SPEC FEATURES/YARD ITEMS																			
PARCEL ID 067.A-0004-0012.0																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value	
2	Frame Shed	D	Y	1	12X8	A	AV	1980	0.00	T	31.2	101							
More: N				Total Yard Items:				Total Special Features:								Total:			




